

CHAPTER 3.6 MEDIUM-HIGH DENSITY (RS-12) ZONE

Section 3.6.10 - PURPOSE

This is the primary zone that implements the Medium-High Density Residential Comprehensive Plan designation, which allows from 12 to 20 dwelling units per acre. It is intended to accommodate a wide variety of housing types and to serve as a transition area between lands with lower density and higher density residential designations.

Section 3.6.20 - PERMITTED USES

3.6.20.01 - Ministerial Development

a. Primary Uses Permitted Outright

1. Residential Use Types
 - (a) Family
 - (b) Group Residential
 - (c) Group Residential/Group Care
 - (d) Residential Care Facilities
 - (e) Fraternities and Sororities
2. Residential Building Types
 - (a) Single Detached
 - (b) Single Detached (Zero Lot Line)
 - (c) Single Attached (Zero Lot Line, 2 units)
 - (d) Attached (Townhouse)
 - (e) Duplex
 - (f) Multi-Dwelling
 - (g) Manufactured Dwelling Park in accordance with Chapter 4.8 - Manufactured Dwelling Facility Standards

3. Civic Use Types

- (a) Community Recreation
- (b) Postal Services - Customer
- (c) Public Safety Services
- (d) Religious Assembly
- (e) Social Service Facilities

4. Commercial Use Types

- (a) Commercial use types existing prior to December 31, 2000, along SW Fifth and SW Sixth streets, from SW Adams Avenue to Western Boulevard
- (b) Lodging Services (Bed and Breakfast only)
- (c) Offices, as defined in Chapter 1.6, and existing prior to December 31, 2000. Expansions shall be subject to Conditional Development Review, as noted in section 3.6.20.02 below

b. Accessory Uses Permitted Outright

- 1. Colocated/attached wireless telecommunication facilities on multi-family (three or more stories) residential structures that do not increase the height of the existing structures by more than 10 ft., subject to the standards in Chapter 4.9 - Additional Provisions
- 2. Colocated/attached wireless telecommunication facilities on nonresidential structures that do not increase the height of the existing structures by more than 10 ft., subject to the standards in Chapter 4.9
- 3. Essential Services
- 4. Day Care, Family, as defined in Chapter 1.6
- 5. Home Business, as defined in Chapter 1.6
- 6. Horticultural (personal use)
- 7. Model Dwelling Units

8. Other development customarily incidental to the primary uses in accordance with Chapter 4.3 - Additional Provisions
9. Required off-street parking for uses permitted in the zone in accordance with Chapter 4.1 - Parking, Loading, and Access Requirements
10. Sports and Recreation (personal use)
11. Tree, Row, and Field Crops (personal use)

3.6.20.02 - Special Development

a. Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.

1. Colocated/attached facilities on multi-family (three or more stories) residential structures that increase the height of the existing structures by more than 10 ft., subject to the standards in Chapter 4.9 - Additional Provisions
2. Colocated/attached facilities on nonresidential structures that increase the height of the existing structures by more than 10 ft., subject to the standards in Chapter 4.9
3. Day Care, Commercial Facility, as defined in Chapter 1.6
4. Commercial use types in existence as of December 31, 2000 (i.e., Automotive and Equipment-Light Equipment Repairs and Light Equipment Sales and Rentals), in the RS-12 Zone at 2220 SW Third Street (Assessor's Map #12-5-11BC, Tax Lot 700 and 701), shall not be classified as nonconforming development. Upon further development, perimeter buffers shall be established consistent with Shopping Area Zone standards in effect at the time land use application LDT 94-1 was approved
5. Expansion of Offices, as defined in Chapter 1.6, in existence prior to December 31, 2000
6. Conversion of structure to Professional and Administrative Services use type in accordance with section 3.6.60
7. Cultural Exhibits and Library Services
8. Freestanding wireless telecommunication facilities, subject to the standards in Chapter 4.9

9. Funeral and Interment Services (interring and cemeteries only)
10. Lodges, Fraternal and Civic Assembly
11. Major Services and Utilities
12. Minor Utilities subject to standards in Chapter 4.9
13. Offices, as defined in Chapter 1.6, existing prior to December 31, 2000
14. Participant Sports and Recreation (Indoor and Outdoor)
15. Schools

3.6.20.03 - General Development

- a. **Plan Compatibility Review** - Subject to review in accordance with Chapter 2.13 - Plan Compatibility Review and all other applicable provisions of this Code.
 1. Projections such as chimneys, spires, domes, and towers not used for human occupancy and exceeding 20 ft. over the height of the structure or 45 ft. in height, whichever is less, in accordance with section 4.9.50 of Chapter 4.9 - Additional Provisions. Note: Flagpoles are subject to height requirements in section 4.7.70.b of Chapter 4.7 - Sign Regulations.

Table 3.6-1
Section 3.6.30 - RS-12 DEVELOPMENT STANDARDS

	Standard
a. Minimum Density	12 units per acre (applies to the creation of land divisions)
b. Maximum Density	20 units per acre (applies to the creation of land divisions)
c. Minimum Lot Area	2,200 sq. ft. per dwelling unit
d. Minimum Lot Width	25 ft.

e.	Setbacks** 1. Front yard 2. Rear yard and Side yards (interior attached townhouses exempt from interior side yard setbacks) (a) Single Detached (b) Single Attached and Zero Lot Line Detached (c) Duplex and Multi-Dwelling (d) Abutting a more restrictive zone 3. Corner Lot	10 ft. minimum; 25 ft. maximum (unenclosed porches may encroach into front yards, provided that a minimum front yard of 5 ft. is maintained) 5 ft. minimum and each lot must have a minimum 15-ft. usable yard either on the side or rear of each dwelling. Additionally, the setbacks listed below apply for side yards not being used as the "usable" yard described above. 5 ft. minimum each side yard 0 ft. one side; 8 ft. minimum on opposite side ¹ 10 ft. minimum each side 10 ft. minimum 10 ft. minimum on side abutting the street, vision clearance areas in accordance with section 4.1.40.c
f.	Minimum Garage/Carport Setbacks 1. Garage/carport entrance facing/parallel to the street 2. Garage/carport entrance sideways/perpendicular to street)	19 ft. minimum 10 ft. minimum Setbacks from alleys in accordance with section 4.0.60.j Garages/carports are also subject to the provisions in Chapter 4.10 - Pedestrian Oriented Design Standards
g.	Setbacks from Properties Zoned Agricultural-Open Space (AG-OS)	When residential development is proposed next to AG-OS land, a minimum 50-ft.-wide continuous plant or plant/berm buffer is required. Additionally, the minimum setback adjacent to AG-OS is 100 ft. It is the applicant's responsibility to provide the buffer.
h.	Maximum Structure Height	35 ft., not to exceed a solar envelope approved under chapters 2.18 or 4.6

¹ Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than 5 ft. in width.

i.	Maximum Lot/Site Coverage²	70 percent of lot area maximum; interior attached townhouses exempt from this provision Green area is calculated per lot.
j.	Off-Street Parking	See Chapter 4.1

**Outdoor components associated with heat pumps and similar equipment for residential structures shall not be placed within any required setback area. When located outside a setback area, but within 5 - 10 ft. of a property line, such equipment shall be screened on all sides with a solid fence or wall at least 1 ft. higher than the equipment. When located outside a setback area, but greater than 10 ft. from a property line, such equipment requires no screening. Equipment screening requirements for nonresidential structures shall be in accordance with Chapter 4.2.

Section 3.6.40 - MULTIPLE BUILDINGS ON ONE LOT OR SITE

To provide privacy, light, air, and access to the dwellings within the development, the following minimum standards shall apply to multiple residential buildings on a single lot or site in the RS-12 Zone:

- a.** Buildings with opposing windowed walls shall be separated by 20 ft.
- b.** Buildings with windowed walls facing buildings with blank walls shall be separated by 15 ft. However, no blank walls are allowed to face streets, sidewalks, or multi-use paths (refer to Chapter 4.10 - Pedestrian Oriented Design Standards).
- c.** Buildings with opposing blank walls shall be separated by 10 ft. As stated in "b" above, no blank walls are allowed to face streets, sidewalks, or multi-use paths (refer to Chapter 4.10).
- d.** Building separation shall also apply to building projections such as balconies, bay windows, and room projections.
- e.** Buildings with courtyards shall maintain separation of opposing walls as listed in "a" through "c" above.
- f.** Where buildings exceed a length of 60 ft. or exceed a height of 30 ft., the minimum wall separation shall be increased. The rate of increased wall separation shall be 1 ft. for each 15 ft. of building length over 60 ft., and 2 ft. for each 10 ft. of building height over 30 ft.
- g.** Driveways, parking lots, and common or public sidewalks or multi-use paths shall maintain the following separation from dwelling units built within 8 ft. of ground level.
 - 1.** Driveways and parking lots shall be separated from windowed walls by at least 8 ft.; sidewalks and multi-use paths shall be separated by at least 5 ft.

² Includes area occupied by buildings, parking, and circulation of automobiles.

2. Driveways and parking lots shall be separated from living room windows by at least 10 ft.; sidewalks and multi-use paths shall be separated by at least 7 ft.
3. Driveways and uncovered parking spaces shall be separated from doorways by at least 5 ft.

Section 3.6.50 - GREEN AREA, OUTDOOR SPACE, LANDSCAPING, AND SCREENING

3.6.50.01 - Green Area

- a. A minimum of 30 percent of the gross lot area (or a minimum of 20 percent for center-unit townhouses on interior lots) shall be retained and improved or maintained as permanent green area (landscaping, unprotected preservation areas, and/or pedestrian amenities such as sidewalks, plazas, multi-use paths, patios, decks, etc.) to ensure that the 70 percent maximum lot/site coverage standard of section 3.6.30 is met. A minimum of 10 percent of the gross lot area shall consist of vegetation (landscaping or naturally preserved vegetation).
- b. Landscaping within the required green area shall be permanently maintained in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, Natural Resource Protection, and Lighting. Landscaping shall primarily consist of ground cover, ferns, trees, shrubs, or other living plants and with sufficient irrigation to properly maintain all vegetation. Drought-tolerant plant materials are encouraged. Design elements such as internal sidewalks, pedestrian seating areas, fountains, pools, sculptures, planters, and similar amenities may also be placed within the permanent green areas.
- c. The required green area shall be designed and arranged to offer the maximum benefits to the occupants of the development and provide visual appeal and building separation. These provisions shall apply to all new development sites and to an addition or remodeling of existing structures that creates new dwelling units.

3.6.50.02 - Private Outdoor Space Per Dwelling Unit

- a. Private outdoor space shall be required at a ratio of 48 sq. ft. per dwelling unit. This private outdoor space requirement may be met by providing patios and balconies for some or all dwelling units, or by combining private outdoor space and common outdoor space as allowed by section 3.6.50.04.
- b. Private outdoor space (patio or balcony) shall have minimum dimensions of 6- by 8-ft.
- c. Private outdoor space shall be directly accessible by door from the interior of the individual dwelling unit served by the space.

- d. Private outdoor space shall be screened or designed to provide privacy for the users of the space.
- e. Private outdoor space may be considered as part of the 30 percent green area required under section 3.6.50.01, if it is located on the ground (e.g., upper-story balconies cannot be counted).

3.6.50.03 - Common Outdoor Space Per Dwelling Unit

- a. In addition to the private outdoor space requirements of section 3.6.50.02, common outdoor space shall be provided in developments of 20 or more dwelling units, for use by all residents of the development, in the following amounts:
 - 1. Studio, one- and two-bedroom units: 200 sq. ft. per unit
 - 2. Three or more bedroom units: 300 sq. ft. per unit
- b. The minimum size of any common outdoor space shall be 400 sq. ft., with minimum dimensions of 20- by 20-ft.
- c. A common outdoor space may include any of the following, provided that they are outdoor areas: recreational facilities such as tennis, racquetball, and basketball courts, swimming pool and spas; gathering spaces such as gazebos, picnic, and barbecue areas; gardens; preserved natural areas where public access is allowed; and children's tot lots.
- d. The common outdoor space may be considered as part of the 30 percent green area required under section 3.6.50.01. The common outdoor space shall not be located within any buffer or perimeter yard setback area.
- e. A children's tot lot shall be provided for each 20 units. The minimum dimensions for any tot lot shall be 20- by 20-ft., with a minimum size of 400 sq. ft. The tot lot shall include a minimum of three items of play equipment such as slides, swings, towers, and jungle gyms. Any one or a combination of the following shall enclose the tot lot: a 2.5- to 3-ft.-high wall, fence, or planter; or benches or seats.
- f. Where more than one tot lot is required, the developer may provide individual tot lots or may combine them into larger playground areas.
- g. Housing complexes that include 20 or more dwelling units designed for older persons do not require tot lots. However, common outdoor space shall be provided as specified in "a" through "d" above.

3.6.50.04 - Option to Combine Private and Common Outdoor Space

- a. The private and common outdoor space requirements may be met by combining them into areas for active or passive recreational use. Examples include courtyards and roof-top gardens with pedestrian amenities. However, where larger common outdoor spaces are proposed to satisfy private outdoor space requirements, they shall include pedestrian amenities such as benches or other types of seating areas.
- b. The combined outdoor space may be covered, but it shall not be fully enclosed.

3.6.50.05 - Outdoor Space Credits

When an RS-12 development site is connected by public sidewalks to an improved public park located immediately adjacent to or directly across the street from the site, a developer may request an outdoor space credit, not to exceed 25 percent of the total outdoor space requirement (private and common outdoor space). Additionally, for sites located within the Downtown Residential Neighborhood (as defined in Chapter 1.6), a developer may request an outdoor space credit that reduces or eliminates the common outdoor space requirements and/or reduces required private outdoor space by a maximum of 25 percent.

3.6.50.06 - Location of Green Area

In determining where green areas should be placed on a development site, consideration shall be given to the following:

- a. Preserving otherwise unprotected natural resources and wildlife habitat on the site, especially as large areas rather than as isolated smaller areas, where there is an opportunity to provide a recreational or relaxation use in conjunction with the natural resource site;
- b. Protecting lands where development more intensive than a green area use may have a "downstream" impact on the ecosystem of the vicinity. The ecosystem in the vicinity could include stands of mixed species and conifer trees, natural hydrological features, wildlife feeding areas, etc.;
- c. Enhancing park sites adjacent to the convergence of sidewalks and/or multi-use paths;
- d. Enhancing recreational opportunities near neighborhood commercial activity centers; and
- e. Enhancing opportunities for passive relaxation and recreation for residents, employees, and/or visitors within a development site.

Section 3.6.60 - CONVERSION OF A STRUCTURE TO A PROFESSIONAL AND ADMINISTRATIVE SERVICES USE TYPE

The predominant purpose of the RS-12 Zone is to retain residential unit availability; however, within the zone there are structures that, due primarily to their size, condition, or age, cannot be successfully, economically, and fully utilized for residential use. Therefore, the City may allow conversion through a Conditional Development, in accordance with Chapter 2.3 - Conditional Development, to the "Professional and Administrative Services" use type, using the review criteria below.

3.6.60.01 - Size Limitation

Structures must be 4,000 sq. ft. or more and built before December 31, 2000.

3.6.60.02 - Burden of Proof

The developer shall prove that:

- a. The structure cannot feasibly be used for the uses permitted in section 3.6.20 without creating undue financial hardship for both tenants and owners. This may be proved by meeting both of the following:
 1. Providing factual data and information on the potential costs of using the structure for residential use (e.g., heating and cooling bills, costs of renovation and repair, continued maintenance, costs for acquisition of additional land, construction for parking, etc.) compared to estimated potential rent or purchase prices for tenants or owners; and
 2. Demonstrating that an earnest effort has been made to retain the structure for residential use through established marketing procedures (e.g., advertising, brochures, telephone contact, contact with real estate and marketing professionals, etc.).

OR

- b. It is in the best interest of the community to convert the structure to the Professional and Administrative Services use type. This may be proved by meeting both of the following:
 1. Showing that the structure is included on the Corvallis Register of Historic Landmarks and Districts; and
 2. Demonstrating that substantial alterations would be necessary to retain the structure for residential use and that alterations would result in the loss or reduction of historical or architectural significance.

3.6.60.03 - Development Site Design

To ensure that the character of the structure and site will be preserved after conversion, the applicant shall be required to submit plans (in addition to the site plan required in Chapter 2.3) that indicate the following:

- a. Proposed exterior facade treatment;
- b. Interior remodeling (showing major structural changes);
- c. Landscaping;
- d. Proposed signage;
- e. Changes resulting from the conversion that will upgrade the structure and site and aid in the retention of historically or architecturally significant elements; and
- f. Any other structural or site changes that would affect the structure's character.

3.6.60.04 - Required Off-Street Parking

The City recognizes that section 3.6.60 generally applies to large structures with little or no property for off-street parking either on or off the site. Where it is found that the review criteria of Chapter 2.3 - Conditional Development have been met, the following exception to Chapter 4.1 provisions regarding the location of required parking shall be permitted:

- a. Off-street parking may be permitted in any adjoining blocks where adequate parking can be made available.

Section 3.6.70 - REDEVELOPMENT OF EXISTING OFFICES

Existing offices are permitted uses and may be redeveloped if desired. The redeveloped building may occupy the existing building envelope and shall meet the parking standards in Chapter 4.1, even if these requirements interfere with the redevelopment.

Section 3.6.80 - MIX OF HOUSING TYPES

A mix of permitted housing types is encouraged in the RS-12 Zone and shall be required for larger development projects in the zone. To promote such a mix, developments greater than 5 acres in size shall comply with the variety of housing types requirements outlined in Chapter 4.9 - Additional Provisions.

Section 3.6.90 - COMPLIANCE WITH PEDESTRIAN ORIENTED DESIGN STANDARDS OF CHAPTER 4.10

3.6.90.01 - Required Compliance

The pedestrian oriented design standards of Chapter 4.10 shall apply to the following types of development in the RS-12 Zone:

- a. All new buildings or structures for which a valid permit application has been submitted after December 31, 2000;
- b. Developments subject to Conditional Development and/or Planned Development approval, as required by a condition(s) of approval(s); and
- c. Independent or cumulative expansions of a nonresidential structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall comply with the pedestrian requirements of Chapter 4.10 - Pedestrian Oriented Design Standards, sections 4.10.70.02 through 4.10.70.05, with allowances for choices among some standards as identified in 4.10.70.01, provided that:
 1. The expansion adds floor area of more than 3,000 sq. ft.; or
 2. The expansion adds floor area of more than 500 sq. ft. and is equivalent to more than 20 percent of the existing structure's gross floor area.

3.6.90.02 - Exceptions to Compliance

Independent or cumulative expansions of a nonresidential structure in existence and in compliance with this Code on December 31, 2000, or constructed after December 31, 2000 pursuant to a valid Conceptual or Detailed Development Plan approved on or before December 31, 2000, shall not be required to comply with the design standards of Chapter 4.10 provided that:

- a. The expansion adds floor area of 500 sq. ft. or less; or
- b. The expansion adds floor area of 3,000 sq. ft. or less and is equivalent to 20 percent or less of the existing structure's gross floor area.

Section 3.6.100 - VARIATIONS

Variations from development and design standards (i.e., the standards in this chapter and in other chapters addressing parking, landscaping, public improvements, and pedestrian oriented design standards) may be achieved through the Planned Development and Lot Development Option processes outlined in chapters 2.5 and 2.12 of the Code.